



# STATEMENT OF INFORMATION

6 COSTER STREET, BENALLA, VIC 3672

PREPARED BY BRIAN J HOWE REAL ESTATE, 50 NUNN STREET BENALLA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 COSTER STREET, BENALLA, VIC 3672**

3 2 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$320,000 to \$349,000**

## MEDIAN SALE PRICE



**BENALLA, VIC, 3672**

**Suburb Median Sale Price (House)**

**\$248,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**11 COSTER ST, BENALLA, VIC 3672**

3 1 1

**Sale Price**

**\$320,000**

Sale Date: 14/06/2017

Distance from Property: 51m



**8 RIVERVIEW RD, BENALLA, VIC 3672**

3 1 3

**Sale Price**

**\$265,000**

Sale Date: 06/04/2017

Distance from Property: 189m



**92 SALISBURY ST, BENALLA, VIC 3672**

3 1 2

**Sale Price**

**\$316,000**

Sale Date: 22/03/2017

Distance from Property: 147m



This report has been compiled on 11/10/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**41 SALISBURY ST, BENALLA, VIC 3672**

 **3**  **2**  **2**

Sale Price

**\$277,500**

Sale Date: 28/02/2017

Distance from Property: 708m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6 COSTER STREET, BENALLA, VIC 3672

Indicative selling price

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Price Range:

\$320,000 to \$349,000

Median sale price

Median price

\$248,000

House

X

Unit


Suburb

BENALLA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 COSTER ST, BENALLA, VIC 3672	\$320,000	14/06/2017
8 RIVERVIEW RD, BENALLA, VIC 3672	\$265,000	06/04/2017
92 SALISBURY ST, BENALLA, VIC 3672	\$316,000	22/03/2017
41 SALISBURY ST, BENALLA, VIC 3672	\$277,500	28/02/2017